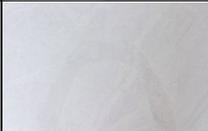




SUNSET PLACE - PROPOSED FINISHING SPECIFICATION

No.	Specification Area	Specification Description	Proposed Specification Image
1	Foundations:	- 25MPa Concrete strip footings and surface bed (To engineer's details)	
2	Foundation Plinth:	- 7MPa Cement brick plinth, 2nd Floor (To engineer's details) - 14MPa Cement brick plinth, Ground and First Floor (To engineer's details)	
3	Window sills:	- Straight plastered soldier course sills	
4	Roofing:	- Marley roof tiles or similar to architect/developer's specification	
5	Waterproofing:	- Under Walls and Sills: 375 Micron Damp Proof Course - Shower Floors & Walls, Stoops etc.: Cementitious waterproofing system with membrane under tiles - Flat Roofs and Slabs: Torch-on Membrane with reflective aluminium paint	
6	Wall Finishes:	- Internal: Plastered and Painted - External: Plastered and Painted (To architect/developer's specification) - Feature walls: Face brick (To architect/developer's specification)	
7	Ceilings:	- 6.4mm Taper-edge gypsum plasterboard with taped and skimmed flush joints and finished with SM25 shadow line.	
8	Skirtings:	- 80mm Tiled Porcelain/Ceramic skirting throughout Unit	
9	Windows and Doors:	- Windows: Bronze aluminium cased windows with clear glass - Bathroom windows: Bronze aluminium cased windows with obscure glass - Internal doors: European style melamine doors with timber veneer - External doors: Bronze aluminium sliding doors with glass insert	
10	Tiling (Walls):	- Bathroom walls: Shower fully tiled, Splash back to vanity, Bath elevation fully tiled, 300 x 600 polished, porcelain, Marble light grey - Kitchen walls: Kitchen tiled floor and wall cupboards and all splash backs, 300 x 600 polished porcelain, Marble light grey	

SUNSET PLACE - PROPOSED FINISHING SPECIFICATION

No.	Specification Area	Specification Description	Proposed Specification Image
11	Tiling (Floors)	<ul style="list-style-type: none"> - Internal unit floor tiles: 600 x 600 semi polished, porcelain, dove grey smooth - Internal unit wall tiles: 300 x 600 polished, porcelain, marble light grey - Internal unit Skirting: Tile skirting 80mm height semi polished, porcelain, dove grey smooth 	
12	Electrical:	<p>Light Fittings:</p> <ul style="list-style-type: none"> - Kitchen: Black track light, led ,Movable light , Brightstar 	
13		<p>Light Fittings:</p> <ul style="list-style-type: none"> Living room , bathroom , bedroom , Modern ,round black trim ,led 	
14		<p>Plugs and switches</p> <p>Veti Black range or similar approved by developer and Architech</p> <ul style="list-style-type: none"> 1x double switch socket outlet bedroom 1 & bedroom 2 1x double switch socket outlet in tv & dining room 2x single switch socket outlet in kitchen 2x double switch socket outlet in kitchen 	
15		<p>Plugs and switches</p> <p>Veti Black range or similar approved by developer and Architech</p> <ul style="list-style-type: none"> 1x single lever switch ,bedroom 1 & bedroom 2 , bathroom , tv room ,kitchen 1x isolator, kitchen , Geyser 	
16	Sanitary Fittings:	<ul style="list-style-type: none"> - Shower: Square matt black shower rose and arm (GROBES/CON300),Mixer diverter matt black square(GROBES QUADRAT/CON330) 	
17	Sanitary Fittings:	<ul style="list-style-type: none"> Bath: Modern square acrylic 830 x 1800 bath (NOBEL/CON200) with pop up waste and overflow 	
18	Sanitary Fittings:	<ul style="list-style-type: none"> Sink mixer : Modern black and chrome sink mixer 	

No.	Specification Area	Specification Description	Proposed Specification Image
19	Sanitary Fittings:	Basin mixer : Modern black and chrome finish	
20	Sanitary Fittings:	Toilet: Modern one piece toilet with soft close seat	
21	Vanity and Overhead Storage:	Vanity and overhead storage: Modern wooden look moisture proof cupboard with generous overhead storage and mirror. White coated Porcelain top with integrated basin. Black pop up waste.	
22	Vanity and Overhead Storage:	Over head storage and mirror	
23	Geysers:	- Solar geysers make and design to be approved by developer	
24	Ironmongery:	- Internal and external door handles – Stainless steel - Stainless steel door stop	
25	Bathroom Accessories:	- Chrome plated toilet roll holder - Chrome plated soap dish with glass - Chrome plated towel rail - Chrome plated and glass toothbrush holder - Chrome plated small towel ring	
26	Painting:	- Internal walls – Primer and two top coats – Colours as per developer specification - External walls - Primer and two top coats – Colours as per developer specification	

SUNSET PLACE - PROPOSED FINISHING SPECIFICATION

No.	Specification Area	Specification Description	Proposed Specification Image
27	Yard walling:	- Recycled plastic picket fencing in accordance to developer and architect's specification (Ground Floor Units)	
28	Paving:	- 60mm Thick x 1000mm Wide apron around units	
29	Landscaping:	- Kikuyu lawn only (Ground Floor Units)	
30	Kitchen and Bedroom Cupboards:	- Kitchen Cupboards and Tops: Mellawood European light timber veneer cupboards with white engineered stone tops - Bedroom Cupboards: Mellawood European standard light timber veneer cupboards includes sliding doors	
31	Appliances:	- Hob – Defy slimline combination or similar approved by developer	
32	Appliances:	Oven - Defy slimline combination or similar approved by developer	
33	Carpports:	- External carpports – Shaded carpports or similar approved by developer	